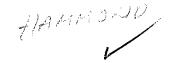


County of Los Angeles

CHIEF ADMINISTRATIVE OFFICE

713 KENNETH HAHN HALL OF ADMINISTRATION • LOS ANGELES, CALIFORNIA 90012 (213) 974-1101



Board of Supervisors

GLORIA MOLINA First District

YVONNE BRATHWAITE BURKE Second District

> ZEV YAROSLAVSKY Third District

> > DON KNABE Fourth District

MICHAEL D. ANTONOVICH Fifth District

October 16, 2001

The Honorable Board of Supervisors County of Los Angeles 383 Kenneth Hahn Hall of Administration 500 West Temple Street Los Angeles, CA 90012

Dear Supervisors:

TRANSFER OF COUNTY SURPLUS REAL PROPERTY TO THE COMMUNITY DEVELOPMENT COMMISSION 21207 SOUTH SANTA FE AVENUE, CITY OF CARSON (SECOND) (4 VOTES)

IT IS RECOMMENDED THAT YOUR BOARD:

- 1. Find that the real property located at 21207 South Santa Fe Avenue, Carson is not required for County use, nor for park and recreation purposes.
- 2. Approve the transfer of this property, legally described in the attached Quitclaim Deed, to the County Community Development Commission (CDC) to be used for low income housing purposes.
- 3. Instruct the Mayor to execute the attached Quitclaim Deed, which has been approved as to form by County Counsel.
- 4. Find that the transfer of this property to the CDC is exempt under the California Environmental Quality Act (CEQA).

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

To convey title of surplus County property to CDC, to be used for affordable housing through a donation agreement with the Habitat for Humanity-Long Beach. The subject parcel was acquired by the County by Trustee Deed. CDC has maintained the property for several years at substantial cost with the understanding that this property, which is improved with a small residential structure, would be eventually donated to the Habitat for Humanity-Long Beach to provide affordable housing for low income families.



The Honorable Board of Supervisors October 16, 2001 Page 2

Implementation of Strategic Plan Goals

The County wide Strategic Plan directs that we invest in public infrastructure, in order to strengthen the County's fiscal capacity. The sale/transfer of surplus property, to serve a public need, supports this strategy by complying with the Strategic Asset Management Principles (Goal 4, Strategy 2, Objective 2).

FISCAL IMPACT/FINANCING

This office has determined that the fair market value of the property is \$90,000. Therefore, the proposed transfer will result in a loss of approximately that amount in potential revenue.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The subject property is a single family dwelling with a detached two-car garage. The lot is 3,013 square feet and the building is approximately 798 square feet. The current zoning is RM25 for residential uses. The building is in need of extensive repairs to be habitable.

The property was acquired by the County by Trustee Deed on October 19,1992 in connection with the forfeiture of a bail bond and subsequent Summary Judgment by the Court, in favor of the County.

- The California Government Code authorizes the County to quitclaim surplus property, without compensation, to certain governmental entities, including the CDC.
- The Office of County Counsel has approved all documents as to form, and the County's title as to a saleable interest.

ENVIRONMENTAL DOCUMENTATION

This activity is categorically exempt under Class 12 of the State's CEQA Guidelines and the revised Environmental Document Reporting Procedures and Guidelines adopted by your Board.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact on County services.

The Honorable Board of Supervisors October 16, 2001 Page 3

CONCLUSION

The Executive Officer, Board of Supervisors, is requested to return to the CAO, Real Estate Division, Property Management Section, 222 South Hill Street, 3rd Floor, Los Angeles, CA 90012, one stamped adopted Board letter, and the original of all documents submitted for execution by the Mayor.

Respectfully submitted,

DAVID E. JANSSEN // Chief Administrative Officer

DEJ:SNY CWW:EC:kb

Attachments (2)

c: County Counsel Auditor-Controller Community Development Commission

RECORDING REQUESTED BY & MAIL TO	
NAME	
STREET	
CITY	
QUITCLAIM	Space above this line for Recorder's use
QUITOLATM	DOCUMENTARY TRANSFER TAX \$
DEED	OR COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING, AT TIME OF SALE.
	Signature of Declarant or Agent determining tax. Firm Name
For valuable consideration, receipt of which is here a body corporate and politic, does hereby surre	by acknowledged, the COUNTY OF LOS ANGELES ender, quitclaim and release to:
COMMUNITY DEVELOPMENT COMMIS	SION OF THE COUNTY OF LOS ANGELES
all of the COUNTY'S right, title and interest in and to to the County of Los Angeles all oil, gas, hydroca without the right to the use of the surface or subsu the surface of said real property.	o the described real property, reserving and excepting trbons, and other minerals in and under the property rface to a depth of 500 feet, measured vertically from
Said real property is located in the City of Cars described as follows:	on, County of Los Angeles, State of California and is
Lot 1567, Tract No. 7644 as shown on ma Office of the Recorder of said County.	up filed in Book 84, Pages 47 and 48, of Maps, in the
TAX PARCEL: 7308/010/901	
SUBJECT TO AND BUYER TO ASSUME:	
 All taxes, interest, penalties and assessments of record, if any. Covenants, conditions, restrictions, reservations, easements, rights, 	and rights-of-way of record, if any.
Dated	COUNTY OF LOS ANGELES
Sale of surplus County owned property	ByMichael D. Antonovich
REM Sale No Date of Sale	
File NoParcel	
Synopsis No Date Supervisorial District No	

STATE OF CALIFORNIA) ss COUNTY OF LOS ANGELES

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Mayor of the Board on all papers, documents, or instruments requiring said signature.

The undersigned hereby certi	fies that on this da	ay of, 200_, the
facsimile signature of		, Mayor of the Board
of Supervisors of the County of Los	Angeles was affixed he	reto as the official execution
of this document. The undersigne	d further certifies that of	on this date, a copy of the
document was delivered to the Ma	ayor of the Board of Su	pervisors of the County of
Los Angeles.		
In witness whereof, I have also year above written.	o set my hand and affixed	d my official seal the day and
· ·	OLET VARONA-LUKEN pard of Supervisors, Cou	-
Ву	Deput	ay

LLOYD W. PELLMAN

APPROVED AS TO FORM:

Deput√